

§ 14-16-2-8 R-LT RESIDENTIAL ZONE.

This zone provides suitable sites for houses, limited townhouses, and uses incidental thereto in the Established and Central Urban areas.

(A) Permissive Uses.

- (1) Uses permissive in the R-1 zone, except:
 - (a) Agricultural animal keeping (§ 14-16-2-6(A)(2)(b)) is not permitted; and
 - (b) Front yard parking of recreational vehicles (§ 14-16-2-6(A)(2)(h)3.) is not permitted.
- (2) Townhouses, provided:
 - (a) There shall be only one dwelling unit per lot; and
 - (b) No more than two dwelling units shall be in a building.

(B) Conditional Uses.

- (1) Uses conditional in the R-1 zone.
- (2) Townhouses with three dwelling units per building and one dwelling unit per lot. Such townhouses existing in the R-LT zone prior to the effective date of this Zoning Code shall be considered approved conditional uses.

(C) Height. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

(D) Lot Size.

- (1) For a townhouse, except as provided in division (2) below, minimum lot area shall be 3,200 square feet; minimum lot width shall be 24 feet.
- (2) For a townhouse in a Family Housing Development or for a townhouse on a lot with vehicle access only to the rear yard from an alley, minimum lot area shall be 2,560 square feet; minimum lot width shall be 20 feet.
- (3) For a house, except as provided in division (4) below, minimum lot area shall be 4,000 square feet; minimum lot width shall be 40 feet.
- (4) For a house in a Family Housing Development or for a house on a lot with vehicle access only to the rear yard from an alley or for a lot with a detached garage located in the rear yard and accessed by a driveway with a maximum width of 12 feet in the front yard and in the side yard abutting the side of the dwelling, minimum lot area shall be 3,200 square feet; minimum lot width shall be 32 feet.

(E) Setback.

- (1) There shall be a front yard setback of not less than 15 feet, except driveways shall not be less than 20 feet long.

- (2) For lots created after January 1, 2005 and for lots granted conditional use approval, if one of the following conditions is met, then there shall be a front yard setback of not less than 10 feet:
 - (a) There is no front yard driveway and vehicle access is only to the rear yard from an alley, or
 - (b) The garage is set back not less than 25 feet and comprises no more than 50% of the width of the street-facing building facade and driveways and off-street parking areas cover no more than 60% of the area of the front yard.
- (3) There shall be no required side-yard setback, except:
 - (a) There shall be ten feet on the street side of corner lots; and
 - (b) There shall be five feet from a side lot line that separates the R-LT zone from another zone.
- (4) There shall be a rear-yard setback of:
 - (a) Not less than 15 feet; or
 - (b) For houses with offset rear lot lines, not less than five feet, provided that the average rear yard setback is not less than 15 feet. Such reduced setbacks are allowed only when approved by the Planning Director and specified on a subdivision plat for not less than two back-to-back lots.
 - (c) For lots created after January 1, 2005, if alleys are provided, either a second story heated space or the rear yard wall or fence shall provide a view of the alley.
- (5) There shall be a distance of not less than ten feet between residential buildings.

(F) Off-Street Parking.

- (1) Off-street parking spaces shall be as provided in § 14-16-3-1 of this Zoning Code.
- (2) Maximum front yard setback area that can be an improved parking and maneuvering area: 75%, but no more than 27 feet in width or the width of the front of the garage, whichever is wider, perpendicular to the curb.
- (3) Parking on any portion of a front yard setback area, other than the improved parking and maneuvering areas, is prohibited.

(G) Usable Open Space. Usable open space shall be provided on-site at 800 square feet per townhouse dwelling unit or 600 square feet per townhouse dwelling unit with vehicle access only to the rear yard from an alley.

(H) Materials. Barbed tape, razor wire, barbed wire or similar materials are prohibited except at public utility structures and Albuquerque Police Department or Transit Department facilities.

('74 Code, § 7-14-12) (Ord. 80-1975; Am. Ord. 85-1978; Am. Ord. 54-1980; Am. Ord. 3-1986; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 69-1990; Am. Ord. 15-1999; Am. Ord. 44-2005; Am. Ord. 17-2007; Am. Ord. 19-2010; **2013**)